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**CMRS & ASSOCIATES LLP**  
**CHARTERED ACCOUNTANTS**

Formerly Known as CHANDRAKANT G DOSHI & CO.

**FORM 5**  
**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

To,  
Ace Global Realty  
S. no.17/2 at Aundh Ravet BRTS Road,  
Haveli, Pune, 411017

Cert. No: CMRS/Dec-23/20

**Subject:** Report on Statement of Accounts on Project fund utilization and withdrawal by **ACE ABODE Wing A** for the period 01/04/2022 to 31/03/2023 with respect to **MahaRERA Registration number: P52100032368**

- 1 This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- 2 We have obtained all necessary information and explanation from the company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.
- 3 We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Ace Global Realty for the period ended 31/03/2023 and hereby certify that:

**A. Deposits:**

| S. No. | Particulars                                                    | For this Fiscal Year | Total for this project till date |
|--------|----------------------------------------------------------------|----------------------|----------------------------------|
| 1      | Total Amount Collected from Allottees                          | 18,24,29,155         | 19,75,20,003                     |
| 2      | % of Amount to be deposited as per act                         | 70%                  | 70%                              |
| 3      | Amount to be deposited as per Act (1*2)                        | 12,77,00,409         | 13,82,64,002                     |
| 4      | Total Amount Deposited in the Designated Bank Account          | 13,29,31,514         | 14,25,44,677                     |
| 5      | % of Amount deposited in Designated Bank Account [(4)/(1)*100] | 73%                  | 72%                              |
| 6      | Excess deposit(3-4)                                            | -52,31,105           | -42,80,675                       |

Amount collected/deposited at Sr. No. 1& 2 shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from Allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account?

No, money collected from Allottees of the project units Rs. 13,26,52,542 has been deposited into Designated Bank Accounts & the remaining balance is deposited in previously designated bank account.



| <b>B. Withdrawal:</b> |                                            |                      |                                  |
|-----------------------|--------------------------------------------|----------------------|----------------------------------|
| S. No.                | Particulars                                | For this Fiscal Year | Total for this project till date |
| 1                     | Opening Balance of Designated Bank Account | -                    | -                                |
| 2                     | Total Deposits                             | 13,29,31,514         | 14,25,44,677                     |
| 3                     | Total Amount Withdrawn                     | 13,10,76,755         | 14,06,89,918                     |
| 4                     | Closing Balance                            | 18,54,759            | 18,54,759                        |

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period?

Yes, money collected from Allottees of the project units has been deposited into Designated Bank Accounts.

**C. Utilisation**

- Yes, All the amounts withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under Form-3 issued during the year.

**D. Any Qualification/ Observations of CA**

|   |                                                                                                                                                                                              |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Amount collected from allottees as per Form 3 is Rs. 19,95,84,246 While the same is Rs. 19,75,20,003 as per Form 5. The differential amount represents the TDS portion in advances received. |
|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The above certificate is issued based on the documents/information made available to us.

For,  
CMRS & Associates LLP  
(Formerly known as Chandrakant G Doshi & Co.)



CA. Rishi V. Lodha  
(Partner)  
M. No. 135610  
Firm Reg. No. 101678W/W100068  
Place: Pimpri, Pune.  
Date: 25/12/2023  
UDIN: 23135610BGUWBR9199



For  
Ace Global Realty



Anup Jhamtani  
(Partner)

